

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: NOVEMBER 29, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-24788 - APPLICANT: SARANN KNIGHT, LLC -
OWNER: CDPCN, LLC**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL**, subject to:**Planning and Development**

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-24484) and Rezoning (ZON-24787) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and building elevation, date stamped 11/07/07, and landscape plan, date stamped 09/26/07, except as amended by conditions herein.
4. The building elevations for the existing two buildings set to remain which have been indicated for an “exterior façade makeover” must be submitted and reviewed by the Planning Department prior to this item going before the City Council for final action to ensure aesthetic compatibility with the elevation for the proposed building, date stamped 11/07/07, approved herein.
5. A Waiver from LVMC Title 19.08.060 for Residential Adjacency Setback is hereby approved, to allow a 90-foot setback from the protected residential properties to the south where 105 feet is required for the two existing buildings to remain.
6. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the changes herein. Specifically, the site plan shall be revised to depict a landscape finger every six parking spaces as required by Title 19.10.010 (J)(11). A revised parking analysis that tabulates the parking required and provided for the entire project site shall be included on the revised site plan and shall identify the number of standard, compact (if any), and handicap accessible spaces provided.

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7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: an additional 11, 24-inch box trees shall be included within the perimeter landscape buffer to bring the number of trees into compliance with Title 19.12.040 - Table 2 and additional trees shall be included within the landscape fingers within the parking area to bring the number of landscape fingers and trees into compliance with Title 19.10.010 (J) (11). Further, depict and tabulate all shrubs as required, including their quantities and sizes.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

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15. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. An off-site Geotechnical Pavement Design recommendation will be required for all asphalt pavement required for completion of this project. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
18. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. The driveway accessing Monroe Avenue shall be an emergency vehicle access/crash gated driveway and shall be constructed in accordance with Standard Drawing #224.
19. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives.
20. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
22. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
23. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Site Development Plan Review for a proposed redevelopment of an existing multi-family residential development to include two existing buildings, the addition of a new four-story building and a site location for a future building. The project proposes to retain 32 of the existing units within the two buildings to remain and add 82 units within the new building proposed. A future building with an anticipated 36 units, indicated as Senior Citizen Apartments, will bring the site up from the existing 100 units to 150 units on 6.40 acres at 900 Monroe Avenue.

The applicant indicates that the by providing a quality multi-family residential housing in this area that it will be removing a blighted development from the neighborhood and reduce the calls to police and fire services. Further, the applicant believes that the development will promote economic development in the area as it will generate a number of jobs during the construction phase and employee at least four full-time employees after completion. The proposed redevelopment of the site and continuing multi-family residential use are appropriate for the proposed R-5 (Apartment) zoning district and the area; therefore, approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/15/63	The Board of City Commissioners approved a Rezoning (Z-0009-63) to R-3 (Medium Density Residential) on the subject property.
03/12/99	The Board of Zoning Adjustment approved a Variance (V-0006-99) to allow an eight-foot wrought iron fence where four feet in the front yard area and six feet in the side and rear yards is the maximum allowed on 6.04 acres at 900 West Monroe Avenue. Staff recommended approval.
07/12/99	The City Council approved a Special Use Permit (U-0065-99) for a Child Care Center at 908 West Monroe Avenue on the subject site, subject to expiration in one year. The Planning Commission and staff recommended approval.
09/20/00	The City Council approved an Extension of Time [U-0065-99(1)] of an approved Special Use Permit (U-0065-99) for a Child Care Center; subject to expire 07/12/02. The use has expired, as there have been no licenses for a Child Care Center active within the last year associated with the property. The Planning Commission and staff recommended approval.
11/29/07	Companion items for a General Plan Amendment (GPA-24484) and a Rezoning (ZON-24787) will be heard concurrently.

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<i>Related Building Permits/Business Licenses</i>	
07/02/98	A business license, A07-01312, for an Apartment House category license was processed in by the Department of Finance and Business Services. This license was issued on 07/13/98 and was reissued on 03/14/02. A Cease and Desist order was issued 08/15/07 and the license has been marked as expired as of 10/15/07.
<i>Pre-Application Meeting</i>	
08/31/07	A pre-application meeting was held and application requirements for a General Plan Amendment, Rezoning and Site Development Plan Review were discussed. The applicant stated that at least 32 units must be retained per agreement with the Department of Housing and Urban Development. A total of 100 units currently exist. Proposed building height is four stories and 40 feet, which the R-5 District supports. It was discussed that a waiver of the Residential Adjacency Standards may be requested with the Site Development Plan Review, if necessary.
<i>Neighborhood Meeting</i>	
09/25/07	<p>A neighborhood meeting was held in the clubhouse at the David J. Apartments, 1100 West Monroe Avenue. Three applicant representatives, two members of City staff and five members of the public attended.</p> <p>The applicant presented an overview of the proposed project:</p> <ul style="list-style-type: none"> • Neighborhood Services Department (HOME CDBG) money in this project • Partially existing, most new development • Two buildings on the south remain • New 4-story planned on north side of the site • Nine of \$13 million is in tax credits • Security cameras on each floor and in elevators • Will have security gates, wrought iron • Entrance on H Street; exit-only on Monroe • No pedestrian access to commercial lot on north • Existing Emerald Breeze 32 units will remain, this phase 82 units, then more on Phase 3 (approximately 36 units) <p>Neighbor concerns included the following:</p> <ul style="list-style-type: none"> • Is the City taking private property? • Questions regarding city Office of Business Development requests for development • 4 stories may be too high • Two-bedroom, 850 square foot units is small • Southern windows on second story should be glass block or clerestory • All senior units would be better • Balconies are a concern • Want Monroe Avenue access closed

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Field Check	
09/18/07	The Department of Planning and Development conducted a site visit that found that this site consists of a boarded-up two-story apartment complex with multiple buildings. There is a line of mature Mulberry trees along Monroe Avenue. Some are inside a tall wrought iron fence, some outside. Turf on the outside of the fence is dead or dying. Parking is located on the inside of the complex along H Street and along the rear of the property. A power line runs along Monroe next to the sidewalk. Houses along the south side of Monroe are in poor condition. The development is located south of Edmond Town Center.

Details of Application Request	
Site Area	
Net Acres	6.04

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Multi-family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
North	Shopping Center	C (Commercial)	C-1 (Limited Commercial)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Public Park	PF (Public Facilities)	C-V (Civic)
East	Undeveloped	MXU (Mixed Use)	R-3 (Medium Density Residential)
West	Senior Citizen Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
West Las Vegas Plan	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (140 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

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DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	7,000 SF	262,116 SF	Y
Min. Lot Width	n/a	394 Feet	n/a
Min. Setbacks			
• Front	10 Feet	> 10 Feet	Y
• Side	5 Feet	> 5 Feet	Y
• Corner	5 Feet	> 5 Feet	Y
• Rear	20 Feet	> 20 Feet	Y
Min. Distance Between Buildings	Unlimited	> 10 Feet	Y
Max. Lot Coverage	n/a	Not Indicated	n/a
Max. Building Height	5 Stories / 55 Feet	4 Stories / 54 Feet	Y
Trash Enclosure	Covered and Gated	Covered and Gated	Y
Mech. Equipment	Screened	Enclosed	Y

Pursuant to Title 19.08.060, the following residential adjacency standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope – Existing Buildings	105 Feet	≈ 90 Feet	N *
3:1 proximity slope – Proposed Building	162 Feet	≈ 220 Feet	Y
3:1 proximity slope – Future Building	Undetermined (height of bldg unknown)	≈ 220 Feet to depicted location	**
Adjacent development matching setback	20 Feet	> 20 Feet	Y
Trash Enclosure	50 Feet	> 50 Feet	Y

* A waiver has been requested as a part of this review, that if approved, would allow a residential adjacency setback of 90 feet where 105 feet would otherwise be required for the two existing buildings to remain. If approved, this waiver would grant relief from the City standards.

** As no building elevations or plans have been submitted at this time, compliance with this development standard can not be determined. The “Future Building” will be addressed at a later time, either as an amendment to this review or as a new site development plan review.

Pursuant to Title 19.10 and Title 19.12, the following landscaping standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree / 6 Spaces	31 Trees	20 Trees	N *

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Buffer: Min. Trees	1 Tree / 20 Linear Feet	103 Trees	92 Trees	N **
Open Space	n/a	n/a	75 Trees	n/a
TOTAL		132 Trees	187 Trees	N *
Min. Zone Width	15 Feet @ ROW (adjacent to Monroe Avenue)	15.5 Feet	Y	
	10 Feet @ ROW (adjacent to H Street)	10 Feet	Y	
	6 Feet @ Interior Property Lines	6 Feet	Y	
Wall Height	6 Feet	Existing	Y	

* While the project is proposing to plant approximately 187 trees on the site, which are 55 trees more than the base requirements, the project does not meet the minimum number of trees required in the perimeter landscape buffers nor the number of parking area landscape fingers and trees. As no waivers of the landscaping standards have been requested, a condition of approval has been added to this review that the site plan be revised to depict the necessary landscape fingers and that the technical landscape plan depict the required amount of landscaping within the parking area landscape fingers to meet the requirements of Title 19.10.010 (J) (11).

** The tree spacing around the perimeter of the site is indicated by notation as 20 feet on center; however, the perimeter of this site is approximately 2,077 linear feet, which would require 103 trees. The provided 92 trees are 11 trees short of the required number of trees within the landscape buffer area. A condition of approval has been added to this review to add 11, 24-inch box trees to bring the number of trees into compliance with the Title 19.12.040 Table 2 calculation. Further, the technical landscape plan is required to have depicted and tabulated all required shrubs along with their quantities and sizes.

Pursuant to Title 19.04 and Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential	118 Units	1.75 Spaces / 2 Bedroom Unit	205 Spaces	2 Space	222 Spaces	2 Space	Y
	118 Units	1 Guest Space / 6 Units	19 Spaces	1 Space	55 Spaces	2 Spaces	Y
Senior Citizen Apartments	32 Units	0.75 Spaces / Unit	23 Spaces	1 Space	40 Spaces	1 Space	

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Sub-total	150 Units		247 Spaces	4 Spaces	317 Spaces	5 Spaces	Y
TOTAL (including handicap)			251 Spaces		322 Spaces		Y *

- * The current site plan includes a parking analysis for only the proposed building. A revised site plan has been conditioned as a part of this review, due to adjustments necessary to provide the required parking area landscape fingers at one finger per six parking spaces. As part of the revised site plan, a complete parking analysis will be required that tabulates all required and provided parking on-site for all phases of the development (the present/proposed multi-family units and the future senior apartment units). The analysis shall include a breakdown of the standard, compact (if any), and handicap accessible space counts. Should the revision result in less parking provided than is required, a variance will be needed.

Waivers		
Request	Requirement	Staff Recommendation
To allow a Residential Adjacency Setback of 90 feet from the existing 2-story buildings set to remain to the protected residential properties to the south.	Per the 3:1 Proximity Slope calculation: 35 feet (Building Height) x 3 = 105-foot setback to protected residential properties to the south.	Approval

ANALYSIS

The subject site is located within the boundaries of the Southeast Sector Plan of the General Plan and is designated as M (Medium Density Residential). A General Plan Amendment (GPA-24484), if approved, would change the designation to H (High Density Residential). The proposed H (High Density Residential) designation allows development such as multi-family -plexes, townhouses, high-density apartments, and high-rise residential. This category allows 25.5 or more units per acre. The proposed use is compatible with this proposed land use designation and the neighboring zoning districts, which are intended for higher intensity residential and commercial uses.

There is a Rezoning (ZON-24787) proposed to change the zoning of the subject site from the current R-3 (Medium Density Residential) to an R-5 (Apartment) zoning district. The existing and proposed multi-family residential uses are permissible in the proposed R-5 (Apartment) zoning district which is compatible with the proposed H (High Density Residential) General Plan designation.

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The site is within the North Las Vegas Airport Overlay Map portion of the A-O (Airport Overlay) District. The proposed new building will be 54 feet high. This site has an overlay height limitation of 140 feet and is in conformance with Title 19.06.080.

The subject parcel is within the West Las Vegas Neighborhood Plan boundaries. The West Las Vegas Plan - Existing Land Use Category Map (Map 5) designates this location for Apartment uses with a Medium Density Residential use designation (having a gross density of 12.1 to 25 units per acre) on the Current Land Use Categories Map (Map 14). The proposed project is consistent with the goals and objectives of the West Las Vegas Neighborhood Plan as it is intended to provide for the redevelopment of existing residential property that is anticipated to enhance the existing residential area as outlined in the Land Use Plan Strategies section of the plan.

The project proposed for this site would remove 68 of the existing 100 multi-family residential units and construct 118 new units over time (82 units at this stage) for a total of 150 units. The resulting density is 24.8 dwelling units per acre, which remains in conformance with the existing R-3 (Medium Density Residential) zoning district. However, the applicant is proposing a four-story, 54-foot high building as part of the new construction and the R-3 (Medium Density Residential) zoning district only allows a maximum of two stories or 35 feet, whichever is less. A change to the proposed R-5 (Apartment) zoning district would allow the lesser of five stories or 55 feet as the maximum height and would allow the proposed project to conform to the zoning requirements.

- **Site Plan**

The site plan is in compliance with the standards of the proposed R-5 (Apartment) zoning district. The site is currently a developed parcel with eight multi-family residential buildings at the northwest corner of Monroe Avenue and H Street. The existing structures have been boarded up and are vacant as of 09/18/07. The two buildings closest to Monroe Avenue are to remain as a part of the new development. All others on the site are to be demolished. There is a new building proposed at this time and a future building site indicated.

The proposed multi-family residential development requires 251 parking spaces based on the proposed and expected future unit counts and mix of unit types. The submitted site plan indicates approximately 322 spaces will be provided, including five handicap spaces depicted (one of which is van accessible). A revised site plan has been conditioned as a part of this review due to adjustments necessary to provide the required parking area landscape fingers at one finger per six parking spaces. As part of the revised site plan, a complete parking analysis will be required that tabulates all required and provided parking on-site for all phases of the development (the present/proposed multi-family units and the future senior apartment units). The analysis shall include a breakdown of the standard, compact (if any), and handicap accessible space counts. Should the revision result in less parking provided than is required, a variance will be needed.

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There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed multi-family residential use, nor are there minimum building separation standards that apply to the proposed R-5 (Apartment) zoning category. The submitted site plan calls for building separations of greater than the 10 feet required of other non-single family residential districts.

The site is subject to the Residential Adjacency Standards due to the R-1 (Single Family Residential) designated property to the south of this property. The Proximity Slope uses a 3:1 calculation for determining what the distance from a protected property to a building on the subject site may be. The existing buildings to remain are two stories and approximately 35 feet in height. Per the 3:1 slope requirement this would necessitate a residential adjacency setback of 105 feet. The existing buildings are approximately 90 feet from the property line of the protected property; therefore, a waiver of the residential adjacency standards has been requested. The proposed building is four stories and approximately 54 feet in height. Per the 3:1 slope requirement this would necessitate a residential adjacency setback of 162 feet. The proposed building is approximately 220 feet from the property line of the protected property; and meets the residential adjacency standards. The location indicated for the future 36-unit senior citizen apartments is also approximately 220 feet away from the protected properties to the south and therefore may be built to a potential height of 73 feet [proposed R-5 (Apartment) zoning category only allow a height of 55 feet] before creating a residential adjacency conflict.

A major concern of the community members that attended the neighborhood meeting was vehicular traffic entering and exiting the site from Monroe Avenue. A condition has been added to this review requesting that the applicant meet with the Department of Fire Services to discuss the Monroe Avenue access drive to determine if this access point can be closed to vehicular traffic and gated to provide no access to Monroe Avenue. If the Department of Fire Services has no objection, then the drive accessing Monroe Avenue shall be closed off such that no vehicular access, parking or stopping area is possible, except as may be needed for emergency equipment access. A copy of the Department of Fire Services' determination and revised site plan, if a change is warranted, depicting or noting conformance to this condition, is required prior to the issuance of a building permit.

- **Waivers**

The existing buildings to remain as a part of the redevelopment of the site will be remodeled to make them more compatible with the proposed building. A new parapet style roof will be added to screen the rooftop mechanical equipment, which will place these two existing buildings at a height of 35 feet. This new height necessitates a residential adjacency setback of 105 feet per the 3:1 Proximity Slope calculation; however, these buildings are only 90 feet, approximately, from the protected residential properties to the south. The applicant has provided documentation to demonstrate that this project qualifies as an affordable housing project and is eligible to request the waiver of the residential adjacency standards of Title 19.08.060. Staff supports this waiver as

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these are existing buildings where the minor height increase is the result of intended improvements that will provide screening of rooftop equipment and make these older existing builds more compatible with the proposed building.

- **Landscape Plan**

The landscape plan depicts appropriate landscape buffers around the perimeter of this site. There is adequate buffering area along all of the property lines; however, there are portions of the buffer that do not meet the tree spacing requirement of a maximum of 20 feet on center separation. Included in the standard condition that requires a technical landscape plan is a requirement that the plan be revised to reflect the appropriate tree spacing within the buffer areas as per Title 19.12.040 and that the total tree count be brought up to a minimum of 103 trees for the perimeter buffer area. The parking lot landscaping is insufficient to meet Title 19.10.010 (J) (11) requirements. As no waiver of this standard has been requested, the standard condition that requires a technical landscape plan is also requiring that the plan be revised to reflect the appropriate number and placement of landscaping fingers and that the total tree count be brought up to a minimum of one tree per required landscape finger within the parking area.

- **Elevations/Floor Plan**

The materials and design of the building exteriors will be of contemporary design for the proposed multi-family residential development. The proposed building is four-stories (54 feet) that use balconies and accent trims to accentuate the appearance of the building facades. The building will screen an interior courtyard amenities area.

The floor plans show that each residential unit in the proposed new building will have approximately 850 square feet of interior living space with additional storage space available off of each unit's patio or balcony. There are two bedrooms and two bathrooms per unit with kitchen, dining and living room areas provided.

This site development plan review has been submitted in conjunction with applications for a General Plan Amendment (GPA-24484) to change the land use designation to H (High Density Residential) and a Rezoning (ZON-24787) to change from R-3 (Medium Density Residential) to R-5 (Apartment).

The proposed site development plan review is in conformance with the site's proposed General Plan designation and is appropriate for the proposed zoning district. The proposed multi-family residential development meets the standards of Title 19 and objectives of the West Las Vegas Neighborhood Plan. Further, the project is compatible with the existing commercial and residential developments in the area and staff is in support of this site development plan review request.

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FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed multi-family residential development is compatible with existing development in the area as it will redevelop and improve an existing residential parcel and provide additional affordable residential housing for the area. The proposed building will be compatible with existing and future development in the immediate area.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

As long as the companion General Plan Amendment (GPA-24484) and Rezoning (ZON-24787) are approved, then this development is consistent with the General Plan, Title 19, and the West Las Vegas Neighborhood Plan. The development, as conditioned, will be consistent with all code requirements.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

H Street, an 80-foot Secondary Collector, will be the principal vehicular access point for the development. The site also abuts Monroe Avenue; however, residents of the area have requested that no access be allowed to this right-of-way. The site has access to public transportation, which may assist in reducing the number of vehicle trips generated by the development. These access points will not negatively impact adjacent roadways or neighborhood traffic.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The building and landscape materials are appropriate for the area and the city. Plant selection is a mix of trees and shrubs that are approved, drought resistant species.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

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The proposed building will provide a new aesthetically pleasing multi-family residential building to the area that will offer additional affordable residential housing that will be harmonious and compatible with development in the area.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed plan will not impact public health, safety or welfare since the development will be subject to the International Building Code and City inspections during construction of the building as well routine business license inspections for the apartment business.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 251

APPROVALS 0

PROTESTS 6